

SENATE BILL 459

By Bell

AN ACT to amend Tennessee Code Annotated, Title 4;
Title 16; Title 29 and Title 66, relative to rental
property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 28, Part 5, is amended by adding the following as a new section:

Notwithstanding a rental agreement to the contrary, a manager may bring suit or testify against a tenant under this chapter in the same manner as a landlord or owner.

SECTION 2. Tennessee Code Annotated, Section 66-28-104, is amended by adding the following as a new subdivision:

"Manager" means an individual, group, business, or organization hired by a landlord or owner to oversee the day-to-day operations of a premises;

SECTION 3. Tennessee Code Annotated, Section 66-7-109, is amended by adding the following as a new subsection:

(h) Notwithstanding a rental agreement to the contrary, a manager may bring suit or testify against a tenant under this chapter in the same manner as a landlord or owner.

SECTION 4. This act takes effect July 1, 2021, the public welfare requiring it.